

A REQUEST FOR PROPOSAL FOR PERSONAL SERVICES CONTRACT

Department of Highways
Professional Services Procurement Bulletin 2013-02
R/W Services - Nelson / Bullitt / Spencer 4-287.50

This document constitutes a Request for Proposals for Personal Service Contract from qualified individuals and organizations to furnish those services as described herein for the Commonwealth of Kentucky, Department of Highways.

I. PROJECT DESCRIPTION

County – Nelson, Bullitt, Spencer

Route – US 31E (Bardstown-Louisville Road)

Item No – 4-287.50

Project Description – Provide Right of Way acquisition services for the 6.534 mile realignment of US 31E in Nelson, Bullitt and Spencer counties. There are a total of 70 parcels of mixed uses including residential and agricultural.

II. PROJECT INFORMATION

Project Manager – Dean Loy, District Right of Way Supervisor

User Division – Division of Right of Way and Utilities

Approximate Fee – \$450,000 (Estimated/Unit Price Contract)

Project Funding – State Road Funds (SP)

III. PURPOSE AND NEED

The purpose of this contract is to assist the Kentucky Transportation Cabinet in providing Right of Way acquisition activities on the above project in Nelson, Bullitt and Spencer counties. The Control of Access will be Partially Controlled with access available where shown on the Roadway Plans. The project includes 46 Parcels in the “Major” category and 22 Parcels in the “Minor” category. It is anticipated that there will be 14 Residential Relocations, 24 miscellaneous moves and a total of 39 building(s)/other acquired. This project will have damages due to severance, proximity, landlocked remainders, grade, triangulation/shape and Damage Studies are anticipated.

IV. DBE REQUIREMENT

None

V. SCOPE OF WORK

The selected consultant(s) will be responsible for all of the following: appraisals; appraisal reviews; negotiations; relocation assistance; project management; and other related acquisition services. The selected consultant may be required to provide a field office for property owners to reach its personnel.

a. The selected consultant agrees that upon request, staff will be available to assist in

responding to FHWA or State inquiries or citations.

1. Titles & Closings

All titles, updates, closings and other legal services shall be performed by an attorney assigned by KYTC Office of Legal Services. Payment for these services shall be the responsibility of KYTC.

2. Appraisals/Appraisal Reviews

a. Complex BAV (Before and After Value)

In rare instances the complexity of a property and/or appraisal problem may require specialized knowledge or increased documentation. Examples of this type of appraisal may include but not be limited to:

1. An acquisition from a university campus where the contributing value of the improvements must be documented as part of the larger parcel.
2. An acquisition from a golf course that affects one or more fairways and/or green where the appraiser may need to consult an Engineer or course designer to determine the true nature of the affect of the taking on the course

b. Standard BAV

This category will be used for most KYTC appraisals. The contributing value of all improvements must be documented. Damages may apply in the after situation and may include but not be limited to proximity, changes in topography, severed remainders, changes in highest and best use, loss of parking, etc.

c. Minor BAV

Used for minor acquisitions in which the amount of just compensation exceeds the maximum amount under which an MAR (Minor Acquisition Review) may be used. Improvements acquired will be minor in nature and will include but not be limited to items of landscaping, fencing and small secondary buildings (i.e. sheds). The principle building is unaffected and its contributing value may be estimated.

d. BV (Before Value)

Used only when the parcel is considered a total take and only the before value is needed.

3. Acquisitions

All Acquisition Parcels are completed following the procedures within the Right of Way Guidance Manual.

4. Relocations

When relocation assistance is required as part of a contract the selected Consultant shall complete an Acquisition Stage Relocation Report (ASRR) for any and all relocations being assigned.

All relocations will be done in accordance to 49 CRF, Part 23, Uniform Relocation Assistance and Real Property Regulations for Federal and Federally Assisted Programs and 600 KAR 3:010 Relocation Assistance Payments of the Transportation Cabinet and the Kentucky Transportation Cabinet Relocation Assistance Guidance Manual, revised February 2011.

VI. SPECIAL INSTRUCTIONS

Instructions for Response to Announcement can be found at:

<http://transportation.ky.gov/Professional-Services/Pages/Respond-to-an-Announcement.aspx>

KYTC will allow the following modifications to the standard response format for response to this project advertisement only.

Page 4 (A-E) Resumes, may be expanded, not to exceed 10 pages total (A-J).
Page 5 (A-B) Workload / commitments, may be expanded, not to exceed 4 pages total (A-D).
Page 6 (A-E) Project Experience, may be expanded, not to exceed 10 pages total (A-J).
Page 7 (A-C) Project Approach, may be expanded, not to exceed 5 pages total (A-E).

The selected Consultant will be required to maintain continuing Professional Liability Insurance of an amount not less than \$500,000 during the life of this contract.

The Department reserves the right to terminate this agreement at any time upon a thirty (30) day written notice to the selected consultant. In the event termination is a result of a cancellation of a project, no deed will be taken for property once notice is received, unless specifically authorized in writing by the Director of the Division of Right of Way. In the event of termination, the selected Consultant will be compensated for work performed through the date of said termination. Work completed, in whole or in part, will become the property of the Department. Any dispute in connection with work not disposed of by this agreement will be referred to the Secretary of the Transportation Cabinet, or duly authorized representative, whose decision will be final.

VII. AVAILABLE STUDIES

[RW Project report 4-287.50](#)

[Final ROW – Half Size Plans \(23 MB\)](#)

VIII. PREQUALIFICATION REQUIREMENTS

To respond to this project, the proposed consultant must be currently prequalified for Right of Way Services by the Division of Right of Way and Utilities. The selected consultants must maintain prequalification as set out in the ROW Guidance Manual through out the term of the contract.

A list of firms prequalified by KYTC Division of Right of Way and Utilities for these services is available on the Division of Right of Way and Utilities webpage at:

[http://transportation.ky.gov/Right-of-Way-and-Utilities/Documents/2012 Pre-Qualified Right of Way Consulting Firms.pdf](http://transportation.ky.gov/Right-of-Way-and-Utilities/Documents/2012%20Pre-Qualified%20Right%20of%20Way%20Consulting%20Firms.pdf)

IX. PROCUREMENT SCHEDULE

Dates other than Response Date are tentative and provided for information only.

RESPONSE DATE • September 10, 2012 4:30 p.m. E.S.T. (Frankfort time)

FIRST SELECTION COMMITTEE • September 17, 2012

SECOND SELECTION COMMITTEE • October 1, 2012

CONTRACT SCOPING CONFERENCE • October 15, 2012

TENTATIVE DEADLINE FOR CONSULTANT FEE PROPOSAL • November 5, 2012

CONTRACT NEGOTIATIONS • November 19, 2012

X. PROJECT SCHEDULE

COMPLETION OF ALL SERVICES • 24 months from date of contract Notice to Proceed.

XI. EVALUATION FACTORS

Consultants will be evaluated by the selection committee based on the following, weighted factors:

1. Project Manager – 50 pts (Score is based on the Project Manager's experience with KYTC or any other projects, as a Project Manager, from previous assignments, and any professional training. Project Manager shall provide documentation to be evaluated.)

2. Staff Experience – 60 pts (Score is based on the experience of the assigned Appraiser(s), Review Appraiser(s), Negotiator(s), and Relocation Assistance Agent(s) in their experience with KYTC, experience with other agencies, any professional training, as well as, experience on past projects. Staff Members shall provide documentation to be evaluated.)

4. Quality of Work – 50 pts (Score is based on the assigned Appraiser(s), Reviewing Appraiser(s), Negotiator(s), and Relocation Assistance Agent(s) on their experience with KYTC, experience with other agencies, professional training, quality of work, professionalism and ratings from previous assignments. Must provide documentation to be evaluated.)

5. Cooperation on Past Assignments – 40 pts (Score is based on how well the firm has responded to requests from those responsible for oversight on any past contracts).

6. Timeliness on Past Assignments – 40 pts (Score is based on how well the firm has performed in completing any prior assignments in a timely manner; taking into account those events beyond the control of the selected Consultant which may have caused delays).

~~**7. Disadvantaged Business Enterprise – 10 pts** (Should present a plan within the project approach section to address how the consultant plans to utilize firm(s) or person(s) who is registered as a DBE with the Commonwealth of Kentucky)~~

8. Consultant's offices where work is to be performed - 10 pts (For state-funded projects, if a Selection Committee vote results in a tie between two (2) firms, one (1) of which will perform more of the work tasks in Kentucky than the other, then the former firm shall be ranked one (1) place ahead of the latter.)

XII. SELECTION COMMITTEE MEMBERS

1. Dean Loy, User Division
2. David Orr, User Division
3. Sam Hale, P.E., Secretary's Pool
4. Rachel Mills, P.E., Secretary's Pool
5. David Eaton, P.E., Governor's Pool



**END RIGHT OF WAY
STA. 1679+42.50**

**Nelson, Bullitt, Spencer
US 31E
Bardstown-Louisville Road
Item No - 4-287.50**

**BEGIN RIGHT OF WAY
STA. 1334+40.90**